

Cross-Dock Truck Terminal For Lease – Victoria, TX



Big Hat Development Company, LLC
4909 Ball Rd, Knoxville, TN 37931
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Lease Rate: \$6,600/month/NNN

Property Overview

- \pm 7,250 SF
 - Roughly 80% warehouse
- 21 Dock-High Doors
- 1 Ramp (Drive-In Door)
- \pm 4 Improved Acres
- \pm 0.5 mi. from US 59 exit ramp
- Open Zoning (City of Victoria)
- Property Tax: \$5,324 (2022)



Building Details

- Fully-fenced w/ 2 gates
- 22 (9' x 9') doors w/ dock levelers
- 50' wide dock
- HVAC in office
- Loading dock lights at each door
- Paving repairs done in 2023
- Surveillance cameras and generator shown in 1st photo are not included

Utilities

- Sewer: Septic
- Water: City of Victoria



